

# ANNUAL NOTICE OF ASSESSMENT



## DeKalb County

Property Appraisal Department  
Maloof Annex  
1300 Commerce Drive  
Decatur, GA 30030  
PHONE (404) 371-0841

\*RE-2551895\*

## Official Tax Matter - 2016 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**06/03/2016**

**Last date to file a written appeal:**

**07/18/2016**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
dekalbcountyga.gov/propappr

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\*\*\*\*\*AUTO\*\*S-DIGIT 30084 3 84

GUSCIO EVA MAE  
GUSCIO ALICE ANN  
2649 HENDERSON RIDGE DR  
TUCKER, GA 30084-2444

\*MG02\*

**A**

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in BOX 'B' of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$750,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Maloof Annex, 1300 Commerce Drive, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.

Your staff contacts are **MANDY BARDEN (404) 371-7077** and **NORBERT SCHULZ (404) 371-2006**.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

**B**

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
2551895	18 251 02 076	.30	TUCKER		YES - H6F
Property Description	R3 - RESIDENTIAL LOT				
Property Address	2649 HENDERSON RIDGE DR				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% <b>Appraised</b> Value		368,400	366,000		
40% <b>Assessed</b> Value		147,360	146,400		

### Reasons for Assessment Notice

Annual Assessment Notice required by GA Law (OCGA 48-5-306)

Based on the following: Review, Property Return or Audit

**C**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Taxable Assessment	x	2015 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	Host Credit	=	Net Tax Due
COUNTY OPNS	146,400		.010390		1,521.10		.00		145.46		605.28		770.36
HOSPITALS	146,400		.000890		130.30		.00		12.46		51.85		65.99
COUNTY BONDS	146,400		.000010		1.46		.00		.14		.00		1.32
UNIC BONDS	146,400		.000630		92.23		.00		8.82		.00		83.41
FIRE	146,400		.002750		402.60		.00		38.50		160.20		203.90
UNIC TAXDIST	146,400		.001450		212.28		.00		20.30		84.47		107.51
POLICE SERVC	146,400		.004690		686.62		.00		65.66		273.22		347.74
SCHOOL OPNS	146,400		.023730		3,474.07		.00		391.55		.00		3,082.52
STATE TAXES	146,400		.000000		.00		.00		.00		.00		.00
STREET LIGHT					61.36								61.36
DEKALB SANI					265.00								265.00
STORMWTR FEE					48.00								48.00
<b>Estimate for County</b>			<b>.044540</b>		<b>6,895.02</b>		<b>.00</b>		<b>682.89</b>		<b>1,175.02</b>		<b>5,037.11</b>
TUCKER CITY	146,400		.001000		146.40		.00		.00		.00		146.40
<b>Estimate for City</b>			<b>.001000</b>		<b>146.40</b>		<b>.00</b>		<b>.00</b>		<b>.00</b>		<b>146.40</b>
Total Estimate			.045540		7,041.42		.00		682.89		1,175.02		5,183.51

SEE REVERSE